

THE CITY OF CLAYTON

Board of Aldermen Meeting
City Hall – 10 N. Bemiston Avenue
January 8, 2013
7:00 p.m.

Minutes

Mayor Goldstein called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Andrea Maddox-Dallas, Cynthia Garnholz, Mark Winings, Joanne Boulton, and Alex Berger III.

Mayor Goldstein
City Manager Owens
City Attorney O'Keefe

Mayor Goldstein asked for any questions or comments relating to the December 11, 2012 minutes, which were previously provided to the Board.

Alderman Garnholz moved to approve the December 11, 2012 minutes. Alderman Maddox-Dallas seconded the motion.

City Clerk June Waters confirmed she received edits from Alderman Boulton and the minutes have been updated with the revisions.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

A PUBLIC HEARING AND RESOLUTION TO CONSIDER APPROVING A CONDITIONAL USE PERMIT FOR THE CONTINUED OPERATION OF ST. LOUIS HILLEL – 6300 FORSYTH BOULEVARD

Alderman Harris moved to open the public hearing to consider Resolution No. 13-01, a request for a Conditional Use Permit for St. Louis Hillel located at 6300 Forsyth Boulevard and request proof of publication. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

City Manager Owens reported that this is a public hearing and resolution to consider approving a Conditional Use Permit for the continued operation of St. Louis Hillel at 6300 Forsyth Boulevard. The subject property has an R-1 zoning designation and educational and institutional uses are conditionally permitted in the R-1 zoning district provided that all parking is located outside of the R-1 district. On December 6, 2012, the Board of Adjustment granted a use variance to allow existing parking to remain on-site.

St. Louis Hillel provides a variety of services to local Jewish college students. They have operated out of the facility at 6300 Forsyth Boulevard for over 60 years and use the property for fellowship and administrative offices. Hillel also functions as a student union with typical meetings and committees, study groups, student lounging and recreation areas, and organized teams to compete in intramural sports. They also host worship services, dinners and lunches. St. Louis Hillel is completely independent from Washington University.

The subject lot is 25,000-square-foot (0.57 acres) located in the Tesson Subdivision. Surrounding uses include Washington University, Forsyth School, various other education and institutional uses, and single-family residences.

Existing site improvements include a 2,754-square-foot two-story former single-family residence that is being used for fellowship space and administrative offices. Also on the site is a 10,415-square-foot surface parking with 14 striped spaces.

The following improvements to the site and structure are proposed:

1. Constructing a 956-square-foot rear addition to the existing building.
2. Constructing a rear courtyard with pervious pavers.
3. Reconfiguring and reconstructing the rear parking lot to accommodate 13 parking spaces.
4. Removing the remaining portion of the circular drive in the front yard and installing a new front walkway.
5. Interior renovation of the existing structure.

49 parking spaces would be required for this use; however, only 13 spaces are being proposed. Section 405.3620.17 of the Off-Street Parking and Loading Regulations permits the Board of Alderman to modify the number of required parking spaces through the conditional use process. Because Hillel primarily serves students from Washington University, the majority of trips to the site can and will be made by foot, therefore reducing parking demands. Staff supports waiving the requirement of 49 parking spaces and finds that the 13 proposed parking spaces are sufficient for this use.

Staff is of the opinion that the use is compatible with other area uses and does not believe that noise associated with this use will be disruptive.

The Plan Commission considered this request and the proposed site improvements at their December 17, 2012, meeting and voted to recommend approval. The Architectural Review Board considered the design and materials associated with the addition and signage at their December 17, 2012, meeting and voted to recommend approval.

Recommendation is to approve a Conditional Use Permit for the continued operation of St. Louis Hillel at 6300 Forsyth Boulevard.

Mr. James Roseberry, architect, addressed the Board to answer any questions and also introduced Jackie Levey, CEO of St. Louis Hillel. Mr. Roseberry also stated that he had a presentation available if the Board would like to see those plans that was presented

Mayor Goldstein stated that Mr. Roseberry presented to the Plan Commission at its December 17, 2012 meeting.

Alderman Boulton requested to add the following to the conditional use permit: (1) residential appearance to the structure and yard areas are preserved; (2) no deliveries, pick-ups, or trash collection is allowed before 7:00 a.m. or after 6:00 p.m.

Mr. Roseberry stated that the second condition is an issue that the building operations can abide by and he is sure that the representatives of St. Louis Hillel will agree with. He feels that the new addition does maintain the residential character of the neighborhood and noted that by removing the 1960s look it has greatly improved the building to match the characteristics of the neighborhood.

He added that they are removing the existing circular driveway in the front and any parking will be mainly in the back and off of the streets which will even further increase the residential character.

Alderman Harris moved to close the public hearing to consider Resolution No. 13-01, a request for a Conditional Use Permit for St. Louis Hillel. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

Alderman Boulton moved to approve Resolution No. 13-01 as amended to include two additional conditions: (1) residential appearance of the structure and yard areas are preserved and (2) no deliveries, pick-ups, or trash collection will be allowed before 7:00 a.m. or after 6:00 p.m. and grant a Conditional Use Permit for St. Louis Hillel located at 6300 Forsyth Boulevard. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

AN ORDINANCE TO CONSIDER AN AMENDMENT TO SECTION 215.681 OF THE CODE OF ORDINANCES

City Manager Owens reported that the amendment is a clean-up of the existing ordinance that will add some administrative provisions regarding the smoking ban.

Alderman Harris introduced Bill No. 6371 to consider approving an amendment to Section 215.681 to be read for the first time by title only. Alderman Maddox-Dallas seconded.

City Attorney O'Keefe reads Bill No. 6371 to consider approving an amendment to Section 215.681 for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6371 to consider approving an amendment to Section 215.681 to be read for the second time by title only. Alderman Maddox-Dallas seconded.

City Attorney O'Keefe reads Bill No. 6371 for the second time; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6251 of the City of Clayton.

A RESOLUTION TO CONSIDER APPROVING A REVISED PROJECT LIST FOR THE CLAYTON CENTURY FOUNDATION (CCF) TO USE AS FUNDRAISING TARGETS

City Manager Owens reported that the Board of Aldermen discussed this issue at the December 21st meeting on updating the projects' list with regard to "branding" and fundraising for the Century Celebration. At that time the Board was presented the whole list of events that will be happening for

the celebration with some events expected to cost money. The thought is to raise money through donations to help offset those costs. The idea was to add this to the list of approved projects for which the CCF could assist the city in raising the money for underwriting those expenses.

Mayor Goldstein stated that since the Board's last meeting it occurred to her that this is a time-sensitive goal with an end in sight. She said that the Century Foundation already has priorities that they are working on and there are no guarantees that they will get this to the top of their list. She explained that the project list is sort of a "laundry list" of projects that the Board would like for CCF to work on which then the CCF prioritizes those projects, sometimes based on the donors. She commented that if the Board passes tonight's resolution tonight there still is no guarantee that the CCF will find the project compelling enough to start fundraising right away and suggested that the Board directs the CCF to let them know as soon as possible if this project would be a priority. If not, then the Board can inform the Centennial Committee along with staff to begin the fundraising if or until it is a priority for the CCF.

Alderman Garnholz noted that the addition of the Centennial Celebration Sponsorship does not specify or limit the fundraising to any particular event.

Mayor Goldstein expressed her concerns that there may be a "blurring of the lines" and this Board as a group decided that CCF currently has so much momentum and is also doing such a great job with raising money for projects that the Centennial Committee could handle the celebration. The intent for the celebration is to be a community-wide celebration and accessible to everyone.

Mayor Goldstein noted that the *Party of the Century* will be an event involving a fee to attend and feels that it is a special event. She is worried that getting the CCF involved in any fundraising for the Centennial celebration could possibly "blur the lines." She agrees that there is a need to raise some money for the *Party of the Century* and is also okay with staff and the co-chairs of the Centennial Committee taking on the task.

Mayor Goldstein explained that the original intention was to have the Centennial Committee co-chairs and their recruited volunteers take on the task based on the needs of the committee and the celebration. She feels that this feedback and clarity was not given to Judy Goodman at the last discussion session.

Mayor Goldstein thanked Alderman Garnholz for discovering the oversight and asked that the Board clarify before sending a mixed message to the CCF.

Alderman Berger stated that he would support more clarity and more specifics. He fully embraces Alderman Garnholz's insight and noted that the actual event in November is a significant culmination. He said that the focus there was on gaining some assistance from our community from a fundraiser point of view.

Mayor Goldstein stated that the Board would clarify that this is for the Party of the Century only and that if it is not possible for them (CCF) to do such a time-sensitive campaign the Board would like to know by the end of January in order to make other arrangements to return the project back to the Centennial Committee; recruit volunteers to help with fundraising and also ask staff for support.

Alderman Harris noted as a point of information that the staff is really good at getting sponsors for events (i.e. Taste of Clayton).

Alderman Harris moved to approve Resolution 13-02 to amend or update the Clayton Century Foundation's Project List to include Centennial Celebration sponsorship for the

Party of the Century with the understanding that the Century Foundation will need to notify the Board of Aldermen if they can address this promptly or no later than January 31, 2013 and/or otherwise the Board of Aldermen can take other steps for fundraising. Alderman Berger seconded.

The motion passed unanimously on a voice vote.

Other

Mayor Goldstein was excited to report that Patch.com had a recent article on Shiori Tomatsu, a MYAC member. Shiori and her family organized a collection drive at Clayton High School and donated bags of food and clothing to *Places for People*, an agency that provides effective mental health services to the homeless.

Mayor Goldstein also announced that Clayton siblings, Simone and Jake Bernstein, were listed in *Forbes* magazine's *30 under 30* for social entrepreneurs for their website STLVolunteer.org that lists volunteer opportunities for teens.

Alderman Harris announced that she was one of the first people to sign-up for the 100 Mile Challenge and received a t-shirt. She said that the Center had a large crowd and it was lots of fun. She encouraged the Board to also sign-up.

Alderman Maddox-Dallas gave a brief report on the Parks and Recreation Commission meeting. Staff gave a brief report on the annual budget and revenues. They had a discussion about the possibility of adding a heating/cooling element in the pool due to the extremely hot weather over the summer. Staff also reported that revenues were up at the ice rink and that they had over 900 people in attendance at the *Skating with Frosty* event.

Alderman Garnholz also announced that former Clayton resident, James Peisker, 27, was also listed in *Forbes* magazine's *30 under 30* for his restaurant in Nashville, Tennessee.

Alderman Garnholz gave a brief report on the Clayton Century Foundation announcing that they have received the money for the Shaw Park Overlay Project. The CCF has an event scheduled in February, Ralph Clayton Leadership Circle. The CCF is seeking funding for the design of the ice rink overlay. Also, the CCF received a generous donation from Tony Novelty.

Alderman Berger had two observations, one involving the Plan Commission and the Board of Adjustment. He said that you never can short-sale the impact of citizens who are either a) on the audience side, who have passion and advocacy and; b) the citizens who sit in the Board's chairs in a volunteer role. He said that it is remarkable in the last two sessions what he has witnessed in those two boards.

Alderman Berger also reported on the recent Plan Commission's meeting concerning economic development and the new hotel on North Meramec. The Hampton Inn & Suites, is absolutely outstanding and is a nice start to the new year.

Alderman Berger moved that Board adjourn to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15). Alderman Winings seconded the motion.

The motion passed unanimously on a roll call vote cast as follows: Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; and Mayor Goldstein – Aye.

There being no further business the meeting adjourned at 7:30 p.m.

Mayor

ATTEST:

City Clerk